



HR ESTATE AGENTS

2 Bedrooms

House - Mid Terrace

£180,000

Located in

Coventry





Cross Road

Coventry | CV6 5GR



Emma Sheridan is delighted to offer this spacious and well presented home extending to over 1,300 sqft, and available with no onward chain. Modern yet homely throughout, the property presents a superb opportunity for first time buyers or investors alike.

A welcoming entrance hallway sets the tone on arrival, leading through to two reception rooms that provide flexible and comfortable living space, ideal for both relaxing and entertaining. The fully fitted kitchen has lots of storage and space for all appliances. The ground floor further benefits from a recently renovated bathroom, enhancing the practicality of the layout.

To the first floor are generous two / three bedrooms, offering versatility for growing families, home working, guest accommodation, or even your own dressing room.

Externally, a great size rear garden provides the perfect setting for outdoor enjoyment. Situated within a vibrant community and in a location that truly offers everything on your doorstep, this impressive home combines convenience, character and great potential.

Cross Road

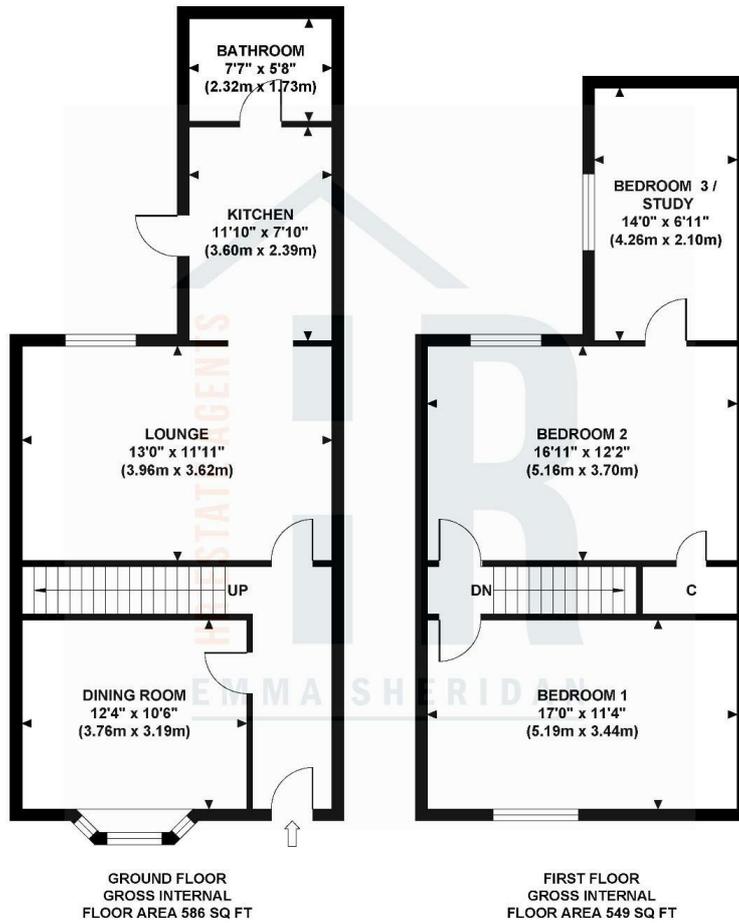
£180,000 Freehold



- Over 1300sqft of Accommodation
- Superb First Time Buy or Investment Property
- Two / Three Bedrooms to First Floor
- Council Tax Band A & EPC Rating D
- Offered with No Onward Chain
- Two Reception Rooms
- Great Sized Rear Garden

CROSS ROAD

Approximate Gross Internal Area 1135 sq ft / 105.44 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Council Tax Band A

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Number Three Siskin Drive

Coventry

CV3 4FJ

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